



 2  2  1

**Indicative Selling Price**  
\$559,500

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

6th floor, 2 bedroom apartment located in the heart of Oakleigh with quality fixtures, 2 modern bathrooms, 2 balconies, security entrance, secure car space on title & views to the CBD.

## Comparable Properties



**9/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)**

 2  2  1

**Agent Comments**

Larger apartment, inferior position - main road, no views

**Price:** \$545,000

**Method:** Private Sale

**Date:** 09/02/2017

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 93 sqm



**1/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)**

 2  2  1

**Agent Comments**

Larger apartment, inferior position - main road, no views

**Price:** \$540,000

**Method:** Private Sale

**Date:** 30/12/2016

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 85 sqm



**9/167 Atherton Rd OAKLEIGH 3166 (REI)**

 2  1  1

**Agent Comments**

Larger apartment, inferior position, only 1 bathroom, older

**Price:** \$535,000

**Method:** Private Sale

**Date:** 17/04/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 115 sqm

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 610/19-21 Hanover Street, Oakleigh Vic 3166

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$559,500

#### Median sale price

Median price

Unit

X

Suburb

Oakleigh

Period - From

to

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9/794 Warrigal Rd MALVERN EAST 3145	\$545,000	09/02/2017
1/794 Warrigal Rd MALVERN EAST 3145	\$540,000	30/12/2016
9/167 Atherton Rd OAKLEIGH 3166	\$535,000	17/04/2017